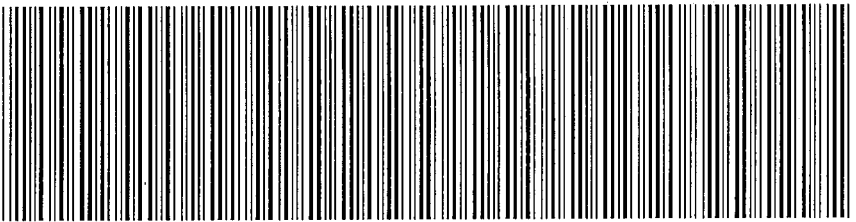




## **EXHIBIT A**

<b>NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER</b>  This page is part of the instrument. The City Register will rely on the information provided by you on this page for purposes of indexing this instrument. The information on this page will control for indexing purposes in the event of any conflict with the rest of the document.		 <b>2016101900211001001E7045</b>																					
<b>RECORDING AND ENDORSEMENT COVER PAGE</b> <span style="float: right;"><b>PAGE 1 OF 7</b></span>																							
<b>Document ID: 2016101900211001</b> Document Type: DEED Document Page Count: 6		Document Date: 10-14-2016 Preparation Date: 10-19-2016																					
<b>PRESENTER:</b> FIRST AMERICAN TITLE INSURANCE CO., NCS 666 THIRD AVENUE, 5TH FLOOR 3020-804129/IS NEW YORK, NY 10017 212-551-9424 ISAVUNDRANAYAGAM@FIRSTAM.COM		<b>RETURN TO:</b> DEPT. OF HOUSING PRESERVATION & DEVELOPMENT OFFICE OF LEGAL AFFAIRS 100 GOLD STREET, ROOM 5-S2 NEW YORK, NY 10038																					
<b>PROPERTY DATA</b>																							
Borough	Block	Lot	Unit Address																				
MANHATTAN	2110	76	Entire Lot 440 WEST 164TH STREET																				
<b>Property Type:</b> APARTMENT BUILDING																							
<b>CROSS REFERENCE DATA</b>																							
CRFN _____ or DocumentID _____ or _____ Year _____ Reel _____ Page _____ or File Number _____																							
<b>PARTIES</b>																							
<b>GRANTOR/SELLER:</b> COMMISSIONER OF FINANCE OF THE CITY OF NEW YORK JACQUES JIHA, PHD, ROOM 500, MUNICIPAL BUILDING		<b>GRANTEE/BUYER:</b> NEIGHBORHOOD RESTORE HOUSING DEVELOPMENT FUND CORP 150 BROADWAY SUITE 2101 NEW YORK, NY 10038																					
<b>FEES AND TAXES</b>																							
<b>Mortgage :</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Mortgage Amount:</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>Taxable Mortgage Amount:</td> <td style="text-align: right;">\$ 0.00</td> </tr> <tr> <td>Exemption:</td> <td></td> </tr> </table>		Mortgage Amount:	\$ 0.00	Taxable Mortgage Amount:	\$ 0.00	Exemption:		<b>Filing Fee:</b> \$ 0.00  <b>NYC Real Property Transfer Tax:</b> \$ 0.00  <b>NYS Real Estate Transfer Tax:</b> \$ 0.00															
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<b>RECORDED OR FILED IN THE OFFICE OF THE CITY REGISTER OF THE CITY OF NEW YORK</b>																							
		Recorded/Filed 10-20-2016 16:29 City Register File No.(CRFN): <b>2016000370634</b>   <b>City Register Official Signature</b>																					

3020-804129

THIS DEED, dated as of the 14<sup>th</sup> day of OCTOBER, 2016 (this "Deed"), from the **COMMISSIONER OF FINANCE OF THE CITY OF NEW YORK JACQUES JIHA, PH.D.**, having the Commissioner's principal office in Room 500, Municipal Building, New York, New York 10007 ("Grantor"), to **NEIGHBORHOOD RESTORE HOUSING DEVELOPMENT FUND CORPORATION**, a corporation formed pursuant to Article XI of the Private Housing Finance Law and the Not-For-Profit Corporation Law, having its principal office at 150 Broadway, Suite 2101, New York, New York 10038 ("Grantee"). /15

**WHEREAS**, a Judgment of Foreclosure has been entered at the Individual Assignment Part of New York State Supreme Court on **April 28, 2002** in an action to foreclose certain tax liens owned and held by the City of New York entitled In Rem Tax Foreclosure Action No. 42, Borough of Manhattan, Supreme Court, County of New York, Index No. 580001/00 (the "Judgment"); and

**WHEREAS**, Grantor is duly authorized, pursuant to the Judgment and §11-412.1 of the Administrative Code of the City of New York (the "**Administrative Code**"), to deliver a deed conveying full and complete title to that certain real property more particularly described in Exhibit A annexed hereto and made a part hereof (the "**Disposition Area**") to a qualified third party designated by the Commissioner of the Department of Housing Preservation and Development ("**HPD**") of the City of New York (the "**City**"); and

**WHEREAS**, with respect to any portion of the Disposition Area which was to be included in a sale of tax liens and which the Commissioner of HPD determined were distressed properties as defined in Administrative Code §11-401(4), the Commissioner of HPD, pursuant to Administrative Code §11-401.1, so directed Grantor not less than ten days prior to the date of the proposed sale of tax liens; and

**WHEREAS**, the portion, if any, of the Disposition Area that was to be included in a sale of tax liens (including the properties that were determined to be distressed, if any, together with all other properties in such portion of the Disposition Area) was withdrawn from such sale; and

**WHEREAS**, pursuant to Administrative Code §11-401.1(c), the properties in the Disposition Area that were determined by the Commissioner of HPD to be distressed, if any, were included in a list submitted to the City Council (the "**Council**") within thirty (30) days from the date such properties were identified as distressed properties; and

**WHEREAS**, pursuant to Administrative Code §11-412.1, HPD has designated Grantee as a qualified third party; and

**WHEREAS**, pursuant to Administrative Code §11-412.2, Grantor, on **August 31, 2016**, has notified the Council of the proposed conveyance of the Disposition Area to Grantee, and the Council, within the forty-five day period set forth in Administrative Code §11-412.2, did not act by local law disapproving the proposed conveyance;

**NOW THEREFORE**, pursuant to the Judgment and Administrative Code §11-412.1, Grantor does hereby convey to Grantee full and complete title to the Disposition Area.

Grantee and Grantor further agree as follows:


1. a. Grantee accepts the Disposition Area in its "as is" condition on the date of delivery of this Deed to Grantee (the "**Closing Date**").

6

- b. Grantee represents and warrants that it has inspected and is fully familiar with the condition of the Disposition Area.
  - c. Grantor neither warrants nor represents the surface and subsurface conditions of the Disposition Area or that such conditions will be suitable for any purpose.
  - d. Neither Grantor nor the City has made any representations or warranties regarding the condition of the Disposition Area.
2. This transfer of title to the Disposition Area shall be for an existing use as permitted by zoning.
3. Grantee shall not, without the prior written consent of HPD, cause or permit any total or partial transfer, sale, disposition, transfer, assignment or conveyance of any interest in the Disposition Area, or any part thereof, at any time prior to the third anniversary of the Closing Date, except as permitted under Paragraph 5 below.
4. HPD shall have the right to direct Grantee to deliver a deed conveying full and complete title to the Disposition Area or a portion thereof to a person or entity designated by the City at any time prior to the third anniversary of the Closing Date. HPD shall exercise such right by notice to Grantee indicating (i) the name and address of the designated grantee, (ii) the date by which such transfer of title shall occur, which date shall not be less than thirty (30) days after the date of delivery of such notice, and (iii) and such other information as HPD shall determine.
5. Grantee shall have the right to deliver a deed conveying full and complete title to the Disposition Area or a portion thereof, free of all liens and encumbrances other than municipal liens and encumbrances, to the City or its designee (the "**Right of Conveyance**") for a period (the "**Conveyance Period**") terminating on the second anniversary of the Closing Date and commencing on the earlier of (i) the first anniversary of the Closing Date, or (ii) the date that HPD stops providing funding to Grantee at the levels set forth in the budget previously agreed to by HPD and Grantee for the property to be conveyed.
  - a. Grantee shall notify the City in writing, not less than seventy-five (75) days in advance, of Grantee's intention to exercise the Right of Conveyance (the "**Conveyance Notice**").
  - b. Within sixty (60) days following receipt of the Conveyance Notice, HPD shall direct Grantee in writing to deliver a deed of the Disposition Area (or a portion thereof) to either (i) the City, or (ii) a person or entity designated by the City and identified in such written direction (the "**Designation Notice**"). If the City fails to deliver the Designation Notice within the required sixty (60) days, the Designation Notice will be deemed to have been delivered and to have identified the City as the recipient of the deed. The Designation Notice may include such other information as the City shall determine, including, but not limited to, the date upon which Grantee shall deliver such deed, which date shall be not later than earlier of the final day of the Conveyance Period or seventy-five (75) days after receipt by Grantee of the Designation Notice.

- c. Following receipt of the Designation Notice and prior to the expiration of the Conveyance Period but no later than the date set forth in the Designation Notice, Grantee shall deliver a deed conveying full and complete title to the Disposition Area or a portion thereof to the person or entity identified in the Designation Notice.
- d. The Right of Conveyance shall not run with the land and shall terminate in its entirety upon any total or partial transfer, sale, disposition, assignment or conveyance of any interest in the Disposition Area, or any part thereof, by Grantee, including, but not limited to, an exercise by Grantee of the Right of Conveyance.
6. Any notice delivered pursuant to this Deed shall be given by registered or certified mail, postage prepaid, return receipt requested. Any notice to Grantor or the City or HPD shall be addressed to:
- The City of New York  
Department of Housing Preservation and Development  
100 Gold Street  
New York, New York 10038  
Attention: General Counsel
- Any notice to Grantee shall be addressed to Grantee at the address first above written.
7. This Deed shall be voidable by Grantee with respect to the Disposition Area or a portion thereof with the prior written consent of HPD.
8. Compliance Audit – Petroleum Bulk Storage Regulations. Grantee acknowledges that it has received a copy of the pamphlet issued by the New York State Department of Environmental Conservation dated January 6, 1997, entitled: "Compliance Audit -- Petroleum Bulk Storage Regulations -- 6 NYCRR 612-614."

**IN WITNESS WHEREOF**, Grantor and Grantee have fully executed this Deed as of the date and year first above written.

  
\_\_\_\_\_  
**JACQUES JIHA, PH.D.**  
Commissioner of Finance of The City Of New York

**NEIGHBORHOOD RESTORE HOUSING  
DEVELOPMENT FUND CORPORATION**

  
By: \_\_\_\_\_  
**SALVATORE D'AVOLA, Assistant Secretary**

APPROVED AS TO FORM  
BY STANDARD TYPE OF CLASS  
FOR USE UNTIL MARCH 31, 2017  
By: /s/ HOWARD FRIEDMAN  
Acting Corporation Counsel

**ACKNOWLEDGMENTS**

STATE OF NEW YORK )  
 ) ss:  
COUNTY OF NEW YORK )

On the 21<sup>st</sup> day of September in the year 2016 before me, the undersigned, personally appeared **JACQUES JIHA, PH.D.**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her capacity, and that by her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

Monica Yacolca  
NOTARY PUBLIC

MONICA YACOLCA  
Notary Public, State of New York  
No. 01YA6117762  
Qualified in Kings County  
Commission Expires 11.1.2016

STATE OF NEW YORK )  
 ) ss:  
COUNTY OF NEW YORK )

On the 19<sup>th</sup> day of October in the year 2016 before me, the undersigned, personally appeared **SALVATORE D'AVOLA**, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Michael Richman  
NOTARY PUBLIC

MICHAEL RICHMAN  
Notary Public, State of New York  
No. 034826892  
Qualified in Queens County  
Commission Expires 10/31/2018

**EXHIBIT A**

All that certain plot, piece, or parcel of land with the buildings and improvements thereon erected, situate, lying and being in the Borough of Manhattan, County, City and State of New York, described as of **August 31, 2016** on the Tax Map of New York:

<u>Street Address</u>	<u>Block</u>	<u>Lot</u>
440 WEST 164 STREET	2110	76

\_\_\_\_\_  
\_\_\_\_\_  
  
DEED

The land affected by this written  
instrument lies within the  
Borough of Manhattan

Block: 2110

Lot: 76

on the Tax Map of the County, City  
and State of New York

\_\_\_\_\_  
\_\_\_\_\_  
  
Commissioner of Finance of The City  
of New York Jacques Jiha, PH.D.

To

Neighborhood Restore Housing  
Development Fund Corporation

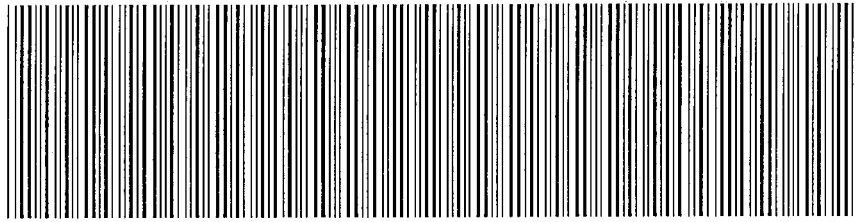
Record and return to:

Department of Housing  
Preservation and Development  
Office of Legal Affairs  
100 Gold Street, Room 5-S2  
New York, New York 10038

**First American Title  
Insurance Company**  
666 Third Avenue, 5th fl  
New York, N.Y. 10017  
Phone: (212) 922-9700  
Fax: (212) 922-0881



NYC DEPARTMENT OF FINANCE  
OFFICE OF THE CITY REGISTER



2016101900211001001SBEC4

**SUPPORTING DOCUMENT COVER PAGE**

**PAGE 1 OF 1**

**Document ID:** 2016101900211001  
**Document Type:** DEED

**Document Date:** 10-14-2016

**Preparation Date:** 10-19-2016

**ASSOCIATED TAX FORM ID:** 2016101100092

**SUPPORTING DOCUMENTS SUBMITTED:**

Page Count

DEP CUSTOMER REGISTRATION FORM FOR WATER AND SEWER BILLING  
RPTT FILING FEE EXEMPTION AFFIDAVIT  
RP - 5217 REAL PROPERTY TRANSFER REPORT  
SMOKE DETECTOR AFFIDAVIT

1  
1  
2  
1



CERTIFICATION			
I certify that all of the items of information entered on this form are true and correct (to the best of my knowledge and belief) and understand that the making of any willful false statement of material fact herein will subject me to the provisions of the penal law relative to the making and filing of false instruments.			
BUYER'S SIGNATURE <i>[Signature]</i>		BUYER'S ATTORNEY	
DATE 10/14/16		BUYER'S ATTORNEY	
STREET NUMBER 150 BROADWAY SUITE 2101		STREET NAME (AFTER SALE) Salvatore Di Avola Assistant Secretary	
CITY OR TOWN NEW YORK		STATE NY	
ZIP CODE 10038		TELEPHONE NUMBER	
SELLER'S SIGNATURE <i>[Signature]</i>		DATE 10/14/2016	
H. Benjamin Steiner Authorized Signatory			

Affidavit of Compliance with Smoke Detector Requirement for One and Two Family Dwellings

**AFFIDAVIT OF COMPLIANCE  
WITH SMOKE DETECTOR REQUIREMENT  
FOR ONE- AND TWO-FAMILY DWELLINGS**

State of New York )  
County of New York ) SS.:

The undersigned, being duly sworn, depose and say under penalty of perjury that they are the grantor and grantee of the real property or of the cooperative shares in a cooperative corporation owning real property located at

440 WEST 164TH STREET

Street Address		Unit/Apt.	
<u>MANHATTAN</u>	New York, <u>2110</u>	<u>76</u>	(the "Premises");
Borough	Block	Lot	

That the Premises is a one or two family dwelling, or a cooperative apartment or condominium unit in a one- or two-family dwelling, and that installed in the Premises is an approved and operational smoke detecting device in compliance with the provisions of Article 6 of Subchapter 17 of Chapter 1 of Title 27 of the Administrative Code of the City of New York concerning smoke detecting devices;

That they make affidavit in compliance with New York City Administrative Code Section 11-2105 (g). (The signatures of at least one grantor and one grantee are required, and must be notarized).

Name of Grantor (Type or Print)

Signature of Grantor

Sworn to before me  
this 19th date of October 20 16

Neighborhood Restore Housing Development

Name of Grantee (Type or Print)

Signature of Grantee

Sworn to before me  
this 19th date of October 20 16

These statements are made with the knowledge that a willfully false representation is unlawful and is punishable as a crime of perjury under Article 210 of the Penal Law.

**NEW YORK CITY REAL PROPERTY TRANSFER TAX RETURNS FILED ON OR AFTER FEBRUARY 6th, 1990, WITH RESPECT TO THE CONVEYANCE OF A ONE- OR TWO-FAMILY DWELLING, OR A COOPERATIVE APARTMENT OR A CONDOMINIUM UNIT IN A ONE- OR TWO-FAMILY DWELLING, WILL NOT BE ACCEPTED FOR FILING UNLESS ACCOMPANIED BY THIS AFFIDAVIT.**

MICHAEL RICHMAN  
Notary Public, State of New York  
No. 03-4826892  
Qualified in Queens County  
Commission Expires 10/31/2019

MICHAEL RICHMAN  
Notary Public, State of New York  
No. 03-4826892  
Qualified in Queens County  
Commission Expires 10/31/2019

2016101100092101



The City of New York  
Department of Environmental Protection  
Bureau of Customer Services  
59-17 Junction Boulevard  
Flushing, NY 11373-5108

## Customer Registration Form for Water and Sewer Billing

### Property and Owner Information:

- (1) Property receiving service: BOROUGH: MANHATTAN BLOCK: 2110 LOT: 76
- (2) Property Address: 440 WEST 164TH STREET, NEW YORK, NY 10032
- (3) Owner's Name: NEIGHBORHOOD RESTORE HOUSING DEVELOPMENT FUND CORP
- Additional Name:

### Affirmation:

- ☒ You have visited DOF's Mailing Address Update website and indicated that your water & sewer bill should be sent to the mailing address provided on that site. If no information was entered your water & sewer bill be sent to the property address.

### Customer Billing Information:

#### Please Note:

- A. Water and sewer charges are the legal responsibility of the owner of a property receiving water and/or sewer service. The owner's responsibility to pay such charges is not affected by any lease, license or other arrangement, or any assignment of responsibility for payment of such charges. Water and sewer charges constitute a lien on the property until paid. In addition to legal action against the owner, a failure to pay such charges when due may result in foreclosure of the lien by the City of New York, the property being placed in a lien sale by the City or Service Termination.
- B. Original bills for water and/or sewer service will be mailed to the owner, at the property address or to an alternate mailing address. DEP will provide a duplicate copy of bills to one other party (such as a managing agent), however, any failure or delay by DEP in providing duplicate copies of bills shall in no way relieve the owner from his/her liability to pay all outstanding water and sewer charges. Contact DEP at (718) 595-7000 during business hours or visit [www.nyc.gov/dep](http://www.nyc.gov/dep) to provide us with the other party's information.

### Owner's Approval:

The undersigned certifies that he/she/it is the owner of the property receiving service referenced above; that he/she/it has read and understands Paragraphs A & B under the section captioned "Customer Billing Information"; and that the information supplied by the undersigned on this form is true and complete to the best of his/her/its knowledge.

Print Name of Owner:

Signature:

Name and Title of Person Signing for Owner, if applicable:

10/14/16 Date (mm/dd/yyyy)  
SAWATONE D'ARDE  
Assistant Secretary